



County of San Diego, Planning & Development Services

APPLICANT'S GUIDE TO AN ADMINISTRATIVE PERMIT FOR OVERSIZED ACCESSORY STRUCTURES ZONING DIVISION

These guidelines provide information on how to apply for an Administrative Permit for an Oversized Accessory Structure. Review the attached Zoning Ordinance excerpts to determine where and under what restrictions, these structures are allowed. Please be sure to read ALL of the information in this Guide and application package forms.

FILING REQUIREMENTS

Complete the following forms:

- | | |
|---|-----------|
| • Discretionary Permit Application | PDS-346 |
| • Supplemental Application | PDS-346S* |
| • Ownership Disclosure | PDS-305 |
| • Evidence of Legal Parcel | PDS-320 |
| • Notice to Applicants for Site Plans, Variances,
Administrative Permits and Use Permits | PDS-581 |

See page 4 of this form – PDS-546

Include also:

7. See coversheet for required number of plot plans. See PDS-090 – Typical Plot Plan. The plan **MUST** be drawn to engineer's scale. Plot plan enlargements or reductions will not be accepted.
8. Eight (8) sets of elevation drawings or sketches of **EACH** of the **FOUR SIDES** of the proposed structure.
9. Application fee. See fee schedule for amount on form PDS-369.

IMPORTANT NOTE:

The plot plans and elevations must be folded no larger than 8 1/2" x 11" with the lower right hand corner exposed.

** This form will be "speaking" for you, so it is very important that your project is described in complete detail. For example specify the use, square footage, height, etc. of the proposed and existing structures.*



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**EXCERPTS FROM THE ZONING ORDINANCE
OVERSIZED ACCESSORY STRUCTURES**

Section 4842:

SETBACKS FOR DETACHED ACCESSORY BUILDINGS AND STRUCTURES

- a. No detached accessory building exceeding 120 square feet shall be located with walls closer than 3 feet or eaves closer than 2 feet from interior side or rear property lines except where abutting a thoroughfare or open space easement in which case they may extend to the property line.
- b. No detached accessory building authorized by Section 6156.g exceeding 1,000 square feet in area shall be located within 25 feet of any property line.
- c. The combined area of all detached accessory buildings authorized by Section 6156.g, having any portion closer than 25 feet from any property line, shall not exceed 1,000 square feet.

Section 6156 a, g and h:

a. ATTACHED PRIVATE GARAGES AND CARPORTS, STORAGE BUILDINGS, WORKSHOPS, HOBBY SHOPS, AND OTHER SIMILAR NON-HABITABLE USES

1. *On lots of less than one acre gross*, the total area shall not exceed 1,000 square feet or 25% of the living area of the principal residence, whichever is greater. *On lots of one acre gross or larger but less than 2 acres*, the area shall not exceed 1500 square feet or 25% of the living area of the principal residence, whichever is greater. *On lots of 2 acres or larger but less than 4 acres*, the area shall not exceed 2000 square feet or 25% of the living area of the principal residence, whichever is greater. *On lots of 4 acres or larger*, the area shall not exceed 3000 square feet or 25% of the living area of the principal residence, whichever is greater.
2. If the portion of the structure in which the attached garage or carport is located is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as an integral part of the principal residence or approved habitable use such as guest living quarters.
3. Additional area may be permitted by issuance of an Administrative Permit with notice provided pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6.
4. For properties on which more than one detached residence is allowed per legal lot pursuant to Section 4310 (not including a Second Dwelling Unit pursuant to subsection x.), the total attached garage area, based upon lot size, per a.1 above, shall be allowed for each residence.

g. DETACHED PRIVATE GARAGES AND CARPORTS, STORAGE BUILDINGS, WORKSHOPS, HOBBY SHOPS, AND OTHER SIMILAR NON-HABITABLE USES (non-business or non-agricultural purposes). Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted.

1. *On lots of less than one acre gross*, the combined area of all such structures shall not exceed 1,000 sq. ft. or 25% of the living area of the principal residence,



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whichever is greater. (Note that detached accessory structures which exceed 120 sq. ft. are subject to setbacks specified in Section 4842.)

2. Provided a setback pursuant to Section 4842 is maintained:
 - i. *On lots of one acre gross or larger but less than 2 acres*, the combined area shall not exceed 1500 square feet or 25% of the living area of the principal residence, whichever is greater.
 - ii. *On lots of 2 acres or larger but less than 4 acres*, the combined area shall not exceed 2000 square feet or 25% of the living area of the principal residence, whichever is greater.
 - iii. *On lots of 4 acres or larger*, the combined area shall not exceed 3000 square feet or 25% of the living area of the principal residence, whichever is greater.

Buildings not meeting the setback requirement of Section 4842 are limited to a combined area of 1000 square feet.

3. Limited to one story not to exceed 12 feet maximum height. May have 2 stories and a height not exceeding 24 feet if the accessory structure meets the main building setbacks. If the structure is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as habitable space defined by Section 6156.b or other approved use such as a guest living quarters.
4. Additional area, height and story may be permitted by issuance of an Administrative Permit with notice provided pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator. The Administrative Permit shall not authorize reductions to required setbacks. Reductions to setbacks shall be subject to Section 7100, Variances.

h. BARNs AND AGRICULTURAL STORAGE BUILDINGS shall be limited as follows:

1. In zones subject to a Residential Use Regulation (except RR Use Regulations requiring a 1 acre or larger lot area), and in the S88 Use Regulations where residential uses occur, a maximum floor area of 450 square feet and one story not to exceed 12 feet in height. Such buildings proposed in the S88 Use Regulations shall conform to the requirements of any applicable Specific Plan. Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed 24 feet. When on the same lot as a detached private garage, workshop and/or storage building, the combined area of all such structures shall not exceed 1,000 square feet or 25% of the living area of the principal residence, whichever is greater.
2. In zones subject to the RR Use Regulations (requiring a 1 acre or larger lot area), A70, A72, S87 and S92 Use Regulations, barns and agricultural storage buildings shall be limited in height to one story not to exceed 12 feet. Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed 24 feet. A maximum floor area of 1,000 square feet is permitted where the lot is less than one acre gross. A maximum floor area of 1,500 square feet is permitted where the lot is *one acre but less than two acres gross*, and 2,000 square feet is



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permitted where the lot is *two to four acres gross*. An additional 200 square feet of floor area is permitted for each acre *over four acres* up to a maximum of 5,000 square feet.

3. Additional area, height and story may be permitted by issuance of an Administrative Permit, with notice provided pursuant to Section 7060.c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator.

Section 7060c and d

c. NOTICE TO PROPERTY OWNERS

Notice to Property Owners. The applicant shall provide notice materials (as specified by the Director) with the permit application which shall be used by the Department to notify property owners within 300 feet of the exterior boundaries of the subject lot, with a minimum of 20 different owners, of the receipt of said application. Additional notification is required by subsections e., g. and h.

d. PUBLIC HEARING

A public hearing shall not be held unless the administering agency determines that such hearing would be in the best interest of the County, or if required by applicable sections of the Zoning Ordinance where a hearing is requested by the applicant or other affected person.

Section 7358 a.1, 3, 5 and 6

- a. That the location, size, design and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings or structures with consideration given to:
 1. harmony in scale, bulk, coverage and density,
 2. the availability of public services,
 3. the harmful effect, if any, upon desirable neighborhood character,
 4. the suitability of the site for the type and intensity of use or development which is proposed and
 5. any other relevant impact of the proposed use.